



# FOR SALE

**Thorpe Hall Avenue,  
Thorpe Bay SS1 3SJ**

**Guide Price £1,050,000   Freehold   Council Tax Band - G**

**2378.00 sq ft**

- Guide Price £1,050,000 - £1,150,000
- Six Double Bedroom Home Spanning 2378 sqft
- Expansive Kitchen/Diner With Breakfast Bar
- Self-Contained Annexe With Lounge, Kitchenette, Bedroom & En-Suite
- Elegant Lounge With Working Fireplace
- Principal Suite With Vaulted Ceilings & Private Sun Terrace
- In-And-Out Driveway With Ample Off-Street Parking
- Four Bathrooms Including Three En-Suites
- Large West-Facing Sun Soaked Rear Garden With Decking & Lawn
- Prestigious Thorpe Hall Avenue Location Within Walking Distance To Station

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

**\*\*GUIDE PRICE £1,050,000 - £1,150,000\*\***

This spacious and thoughtfully designed six bedroom family home with four bathrooms, effortlessly blends style with functionality across every level. From it's flowing ground floor layout ideal for entertaining, to the self-contained annexe for guests or multigenerational living, and a collection of generously sized double bedrooms, including a principal suite with private sun terrace, this property offers room to grow, relax and connect.

Crisp curb appeal, a practical in-and-out driveway, and beautifully landscaped gardens await outside. The sun-soaked, west-facing garden is an oasis for outdoor living, complete with multiple decking areas, mature planting, and a level lawn creating a perfect canvas for summer fun or peaceful solitude. Vibrant parties and summer time bbq's entertaining guests are made easy with the abundance of space on offer here.

Set in one of Thorpe Bay's most sought-after roads, this home offers the very best of coastal and commuter living. With the beach, golf club, sailing club, boutique shopping, delicious independent restaurants, great schools and train station all within easy reach, this home delivers a premium lifestyle, perfect for growing families wanting to make long lasting core memories together.





Measurements

- Kitchen/Diner
- 22'3 x 15'6 (6.78m x 4.72m)
- Utility Room
- 8'10 x 4'10 (2.70m x 1.48m)
- W/C
- 5'7 x 2'11 (1.70m x 0.88m)
- Porch
- Hallway
- Office
- 13'1 x 13'0 (3.99m x 3.96m)
- Living Room
- 16'10 x 12'6 (5.12m x 3.80m)
- Dining Room
- 12'6 x 12'5 (3.80m x 3.78m)
- Conservatory
- 12'6 x 9'7 (3.80m x 2.92m)
- Annexe Lounge
- 16'0 x 11'11 (4.88m x 3.62m)
- Kitchenette
- 5'1 x 4'9 (1.54m x 1.44m)
- Bedroom 6
- 11'11 x 11'3 (3.62m x 3.42m)
- En-Suite (Bedroom 6)
- 7'2 x 5'1 (2.18m x 1.54m)
- Bedroom 1
- 19'7 x 17'7 (5.98m x 5.36m)
- En-Suite (Bedroom 1)
- 8'9 x 7'1 (2.66m x 2.16m)
- Sun Terrace
- 8'3 x 4'3 (2.52m x 1.30m)
- Bedroom 2
- 16'2 x 9'3 (4.94m x 2.81m)
- En-Suite (Bedroom 2)
- 8'9 x 6'4 (2.66m x 1.92m)
- Bedroom 3
- 12'1 x 9'5 (3.68m x 2.88m)
- Bedroom 4
- 12'2 x 9'5 (3.72m x 2.88m)
- Bedroom 5
- 11'5 x 10'8 (3.48m x 3.26m)
- Bathroom
- 8'3 x 7'11 (2.52m x 2.42m)

Ground Floor

As you step through the welcoming porch, you're greeted by a wide, light-filled hallway adorned with bright tiled flooring, setting the tone for the rest of the home. The heart of the house is the expansive kitchen/diner, featuring a neutral wood-fitted kitchen, double range cooker, and breakfast bar, it's ideal for family mornings for breakfasts on the go or social evenings with family and friends. With ample space for a dining table and direct access through French doors to the garden, this room flows naturally for entertaining. Adjoining is a practical utility room and a downstairs W/C, keeping life clutter-free. To the left of the hallway sits a versatile reception room with a charming bay window, currently used as an office but could also be perfect for a snug or playroom. On the opposite side, the lounge offers a tranquil retreat with space for multiple large sofas and an elegant working fireplace, making it the ultimate spot to cosy up in during colder months. From the kitchen/diner, step into the bright conservatory with panoramic views of the rear garden, creating a serene connection between indoors and out. This flows seamlessly into a formal dining room, with a second door leading back to the

hallway for a looped design that's ideal for entertaining. Completing the ground floor is a generous self-contained annexe, a dream for multi-generational living. It includes a spacious lounge, kitchenette, double bedroom, and private shower room en-suite, offering independence for guests or teenagers alike.

First Floor

Ascending the L-shaped staircase, you're met with a generous landing that offers a grand sense of space. The stylish family bathroom is bright and fully tiled, featuring a walk-in shower, bathtub, W/C, and vanity unit. Bedroom 5 is a cosy double with built-in storage, ideal for a child, guest, or home office. Bedroom 3 is impressively sized, currently housing a super king-size bed with views over the garden, while Bedroom 4 also offers ample space, built-in wardrobes, and a vanity area. At the end of the landing, the magnificent principal suite (Bedroom 1) awaits. Soaring vaulted ceilings and clever built-in storage are enhanced by a charming dormer window, the perfect dressing table nook. Step out onto your private sun terrace and soak in the early morning calm or golden sunsets. A sleek en-suite adds further comfort and privacy. Bedroom 2 completes the upstairs accommodation, offering built-in storage and its own en-suite shower room, a perfect sanctuary for a teenager or older child needing personal space.

Exterior

Curb appeal is in abundance here, with a wide frontage, beautifully landscaped shingle borders, and an impressive in-and-out driveway providing off-street parking for multiple vehicles, perfect for larger families or visiting guests. The west-facing rear garden is a tranquil haven, enjoying long hours of sunshine. A series of decking areas invites al fresco dining, BBQs, or quiet evening drinks. Stepping down, the large lawn is bordered by mature shrubbery, offering exceptional privacy and a peaceful, secluded atmosphere that is not overlooked. Gated side access provides added convenience for day-to-day living.

Location

Positioned on the prestigious Thorpe Hall Avenue, this property enjoys an unbeatable location. A short walk takes you to Thorpe Bay Broadway – a vibrant spot filled with charming boutiques, cosy cafés, and superb restaurants. Craving fresh air and seaside charm? The beach is just moments away, offering everything from sandcastle-building days with your little ones to delicious ice cream parlours for a sweet treat. Commuters will appreciate the proximity to Thorpe Bay Train Station with direct links into London, while weekends can be spent at the local golf course or sailing from the nearby Thorpe Bay Yacht Club. Excellent schools, family-friendly facilities, and close to the sea front make this a location where lifelong memories are made.

School Catchments

Bournes Green Infant and Bournes Green Junior Schools  
Shoeburyness High School

Private Schools:  
Thorpe Hall School  
Alleyn Court

Tenure

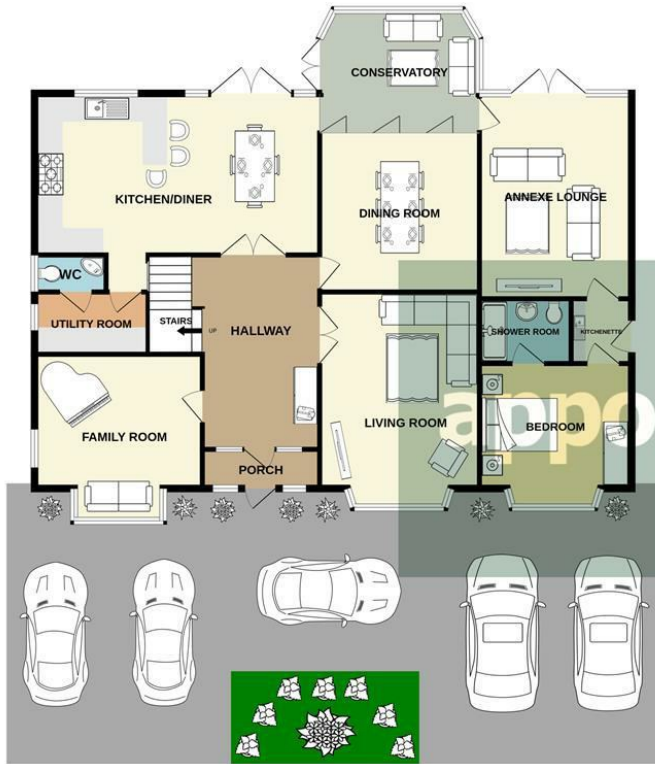
Freehold





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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